Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	3 Mussert Avenue, Dingley Village, VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$1,070,000	&	$1,120,000

Median sale price

Median price	$ 1,053,250	Property type	House	Suburb	DINGLEY VILLAGE
Period - From	03/09/2023	to	02/09/2024	Source	core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

	Address of comparable property	Price	Date of sale
1	4 Kubis Crescent Dingley Village Vic 3172	$1,100,000	2024-08-31
2	18 Lakeland Court Dingley Village Vic 3172	$1,070,000	2024-05-15
3	11 Jannali Drive Dingley Village Vic 3172	$1,120,500	2024-08-10

This Statement of Information was prepared on: 03/09/2024

CONSUMER AFFAIRS VICTORIA